

RESOLUTION NO. 1644

**A RESOLUTION OF THE CITY OF CENTRAL POINT RATIFYING THE CITY
MANAGER'S ADMINISTRATIVE ORDER DATED SEPTEMBER 24, 2020
ADDRESSING THE TEMPORARY USE OF OCCUPIED RV'S OUTSIDE OF MOBILE
HOME PARKS**

RECITALS:

- A. On September 17, 2020 the City Council for the City of Central Point declared a local state of emergency due to the wildfires burning in Jackson County.
- B. On September 24, 2020, the City Manager signed an Administrative Order addressing the temporary use of occupied RV's outside of mobile home parks pursuant to the authority granted to him under the City's emergency declaration subject to ratification by the City Council.
- C. The City Council of the City of Central Point is in full agreement with the Administrative Order dated September 24, 2020 and all the contents thereof.

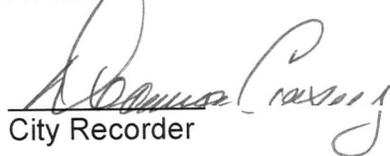
The City of Central Point resolves as follows:

Section 1. The City Manager's Administrative Order dated September 24, 2020 addressing the temporary use of occupied RV's outside of mobile home parks, attached hereto as Exhibit "A", is ratified.

Passed by the Council and signed by me in authentication of its passage this 8th day of October, 2020.


Mayor Hank Williams

ATTEST:


City Recorder

ADMINISTRATIVE ORDER DATED SEPTEMBER 24, 2020

of the City Manager of the City of Central Point

Addressing the Temporary Use of Occupied RVs outside of Mobile Home Parks

THE CITY MANAGER OF THE CITY OF CENTRAL POINT FINDS THAT:

A. On September 8, 2020, the Almeda fire devastated significant portions of Phoenix and Talent, Oregon, destroying a significant, and as yet undetermined number of homes and businesses.

B. The number of individuals displaced by the Almeda fire has been estimated at 15,000 people. While some have been or will be able to return to their homes once evacuation orders have been lifted, a substantial number of homes have either been destroyed or rendered uninhabitable.

C. The South Obenchain fire in northern Jackson County is ongoing and poses similar risks to communities, towns, and cities in northern Jackson County.

D. The City of Central Point already had a very low rental vacancy rate before these fires, and with the substantial number of displaced individuals, Central Point and Jackson County do not have adequate housing available to meet anticipated housing demand until new housing units are built.

E. Pursuant to Central Point Municipal Code (CPMC) 10.04.112 and CPMC 17.60, the City of Central Point does not allow occupancy of motor homes, travel trailers, campers, or other similar vehicles outside of mobile home parks or other limited, specific circumstances, for a period in excess of two-weeks in any calendar year. Specifically, CPMC 10.04.112(b) provides: "No person shall reside in any motor vehicle, motor home, trailer or commercial vehicle except that persons may temporarily reside in a motor home, including specifically a camper, tent trailer, tent, or any other type of nondwelling living structure, in any front, side or rear yard area of any residential property for a period not to exceed two weeks in any one calendar year." Additionally, CPMC 17.60(C) provides: "Motor homes, travel trailers, campers, and other similar vehicles normally used for recreational use may be stored on the premises of the owner for any length of time, provided it is not utilized for living purposes and is not parked or stored on the public street." Further 17.60(E) provides: "No motor homes, travel trailer, camper or similar recreational vehicle shall be used as a permanent

guesthouse or for temporary or permanent occupancy by a member of the household occupying the premises on which the vehicle is stored.”

F. On September 17, 2020, the City Council for the City of Central Point declared a state of emergency on account of the Almeda fire via Resolution 2020-____. These acts specifically delegated to the City Manager the authority to exercise, via administrative order, any action set forth under ORS 401.305 and Central Point Emergency Operations Plan (“EOP”), including any actions necessary for the protection of health and safety and to efficiently conduct activities that minimize or mitigate the effect of the wildfire emergency.

G. Temporarily reducing restrictions on occupancy of motor homes, travel trailers, campers, or other similar vehicles (collectively “RVs”) with safeguards to mitigate impacts on surrounding neighborhoods, will allow for additional, temporary housing for displaced individuals until additional housing is available.

Now therefore, based on the above findings, THE CITY MANAGER OF THE CITY OF CENTRAL POINT ORDERS THAT:

1. Owners of residentially zoned properties, or properties containing a residential use, larger than 0.5 acres, or commercial or industrial zoned parcels of any size, may apply to the City Manager for permission to have one or more RVs parked on a single parcel for purposes of occupancy of persons displaced by wildfires. City Manager approval, or approval by the City Manager’s delegee, is discretionary and depends on a satisfactory site plan, appropriate sanitation, impact on surrounding properties, evidence that the use is limited to housing for displaced persons from wildfires, and affordability of the temporary housing provided.
2. This Order shall remain in full force and effect until September 23, 2021, unless it is earlier terminated by the City Council or Administrative Order of the City Manager. This Order may be extended to a later date by action of the City Council or Administrative Order of the City Manager.

PASSED by the City Manager and signed by me in authentication of its passage
this 24th day of September, 2020.

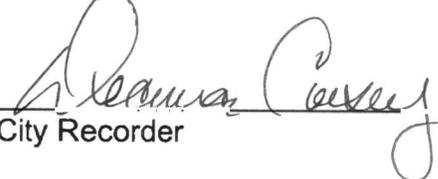

Chris Clayton, City Manager

Approved:


Mayor Hank Williams

Ratified by City Council action on October 8, 2020.

ATTEST:


City Recorder